

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** August 17, 2015

**Item:** Bridgewood Plat 1, Lot 33, Northwest corner of Bridgewood Boulevard and Jordan Creek Parkway – approval to grade site for future development – Bridgewood Commercial, LLC – GP-002806-2015

**Requested Action:** Approval of a Grading Plan

**Case Advisor:** Brian S. Portz, AICP 

**Applicant's Request:** The applicant, Bridgewood Commercial, LLC, is requesting approval of a grading plan to rough grade the property in preparation for future commercial development.

**History:** The subject property was annexed into the City in 1997 as a part of the Bridgewood Annexation. The property is currently undeveloped ground and is a part of the Bridgewood PUD with a single family zoning classification. The Bridgewood PUD was adopted in 1997. Bridgewood Plat 1 was approved in 1998. Prior to development of the property, the Bridgewood PUD will need to be amended to remove the property from that PUD and a new Specific Plan Ordinance governing development of the property established. The current anticipation is for an office/retail development.

**City Council Subcommittee:** This project was presented to Development and Planning Subcommittee for information at its August 13, 2015 meeting. There was no discussion.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would note that this grading will be performed by Ryan Companies US, Inc. in conjunction with the site grading on the Jordan West development directly adjacent to the north. The required National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 has been obtained from the Iowa Department of Natural Resources for this project and has been submitted to the City.

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Staff Recommendations and Conditions of Approval:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging and agreeing that any work done prior to approval of the associated site plan is at the applicant's own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals, and;
2. Upon completion of grading and during the interim before physical development of the site, the applicant establishing and maintaining the appropriate cover crop for erosion control.

**Owner/Applicant:**

Bridgewood Commercial, LLC  
12035 University Avenue, Suite 101  
Clive, IA 50325  
Attn: Dave Hansen  
[dave@signatureres.com](mailto:dave@signatureres.com)

**Applicant's Representative:**

Civil Engineering Consultants  
2400 86<sup>th</sup> Street, Suite 12  
Des Moines, IA 50322  
Attn: Ed Arp  
[arp@ceclac.com](mailto:arp@ceclac.com)

**Attachments:**

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Grading Plan

**RESOLUTION NO.**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE BRIDGEWOOD PLAT 1, LOT 33 GRADING PLAN PERMIT (GP-002806-2015) FOR THE PURPOSE OF ROUGH GRADING OF THE SITE IN PREPARATION FOR FUTURE DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, Bridgewood Commercial, LLC, has requested approval for a Grading Plan (GP-002806-2015) for that approximately 7.9 acre site located on the northwest corner of Bridgewood Boulevard and Jordan Creek Parkway to prepare the site for future development;

**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on August 17, 2015, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

**NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

**SECTION 1.** The findings, for approval, in the staff report, dated August 17, 2015, or as amended orally at the Plan and Zoning Commission meeting of August 17, 2015, are adopted.

**SECTION 2.** The **GRADING PLAN PERMIT** to grade the site for future development is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated August 17, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on August 17, 2015.

\_\_\_\_\_  
Michele Brown, Vice Chairperson  
Plan and Zoning Commission

ATTEST:

\_\_\_\_\_  
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on August 17, 2015, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

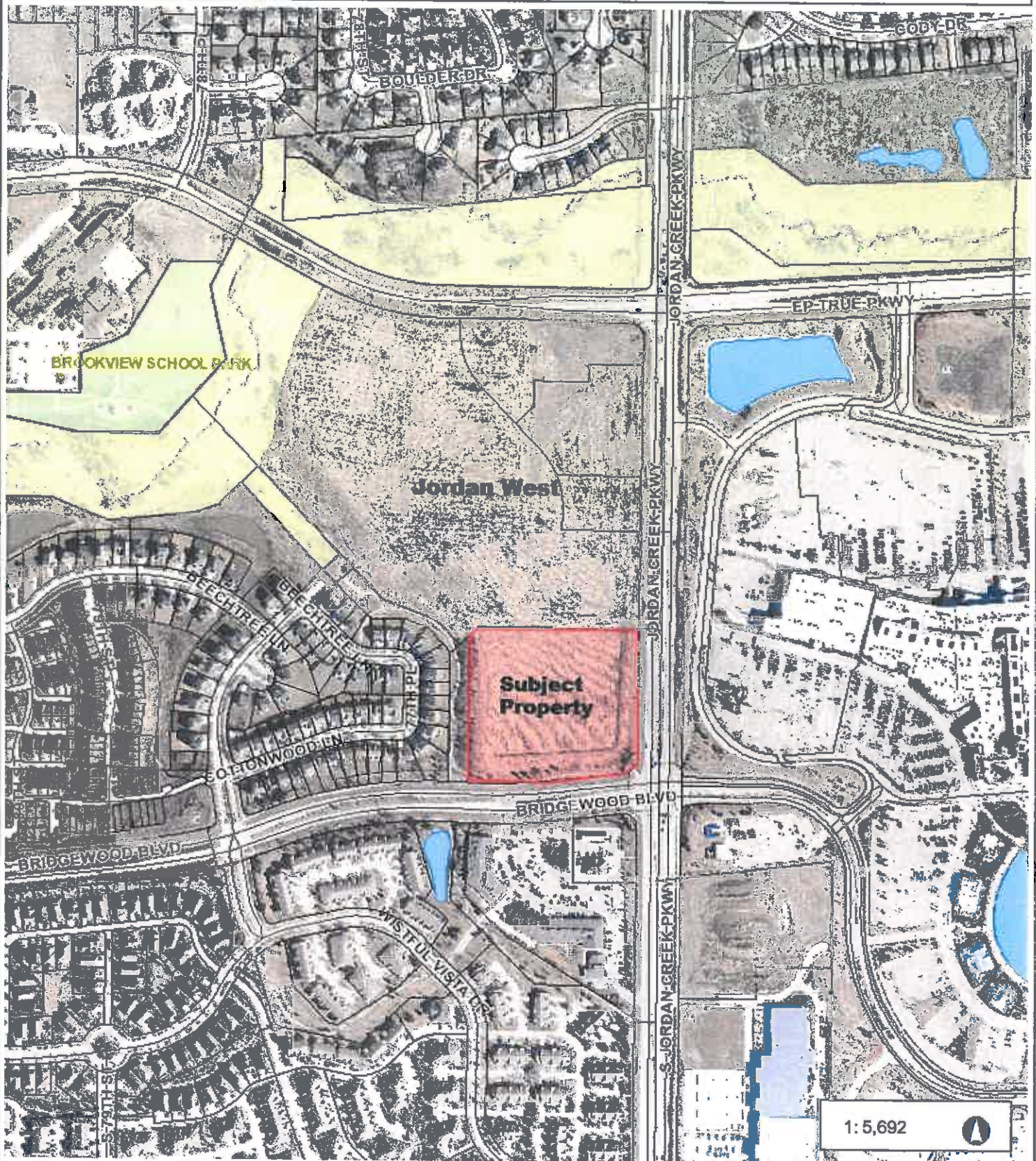
\_\_\_\_\_  
Recording Secretary

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

1. The applicant acknowledging and agreeing that any work done prior to approval of the associated site plan is at the applicant's own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals, and;
2. Upon completion of grading and during the interim before physical development of the site, the applicant establishing and maintaining the appropriate cover crop for erosion control.



# Bridgewood Lot 33



1:5,692



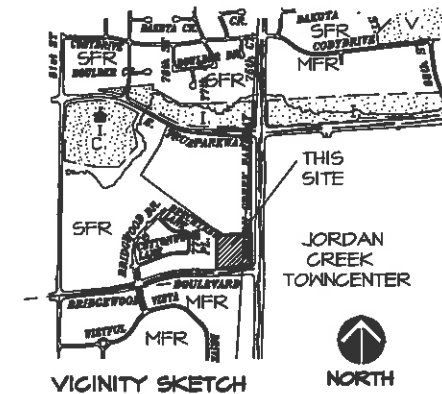
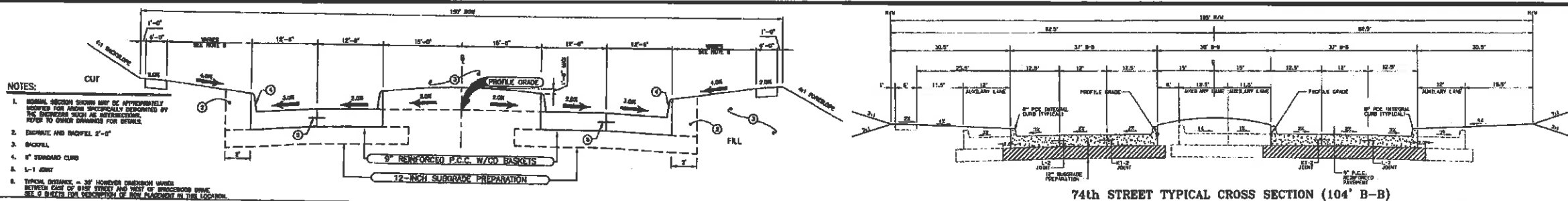
948.7 0 474.37 948.7 Feet

NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet  
© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





### EROSION AND SEDIMENT CONTROL

JAMES BEAL  
NORTH RYAN COMPANIES US INC.  
1400 UNIVERSITY AVENUE, SUITE 300  
CLIVE, IOWA 50325  
515-276-4884

AND

SOIL-TEK  
101 SE 8TH STREET  
GRAND, IA 50111  
(515) 456-3527

### CONTROLS

- EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
- SILT FENCES.
- DRAINAGE SHALES.
- EROSION ATTENUATION BY USE OF OPEN VEGETATED SHALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE.
- VELOCITY DECELERATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 18-INCHES OF LIMESTONE.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
- CLEAN ALL DEBRIS AND MUD FROM PUBLIC STREETS AS SOON AS POSSIBLE.
- PROVIDE A ROCK AREA FOR EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE PUBLIC STREETS.
- JAMES BEAL NORTH RYAN COMPANIES WILL BE RESPONSIBLE FOR INSURING MUD AND ROCK ARE CLEANED OFF PUBLIC STREETS.

### GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH URBAN DESIGN STANDARDS WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR "SUBDIVISIONS".
3. ALL SPOT ELEVATIONS ARE AT BUTTER, UNLESS NOTED OTHERWISE.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
5. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
6. AREAS TO RECEIVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
9. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
11. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
12. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
13. BACKFILL TO TOP OF ALL CURBS.

### BENCHMARK

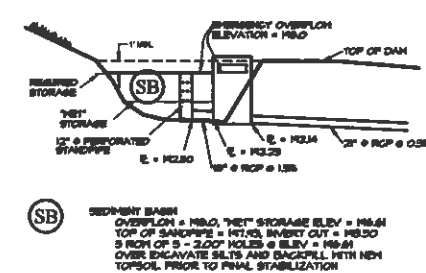
NEH. BENCHMARK #24 - INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 34.1 FEET EAST OF THE WEST END OF MEDIAN, IN THE CENTER OF 6 FEET GRASS MEDIAN IN MILLS CIVIC PARKWAY, 17.5 FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE.

ELEVATION = 209.65' NDM.

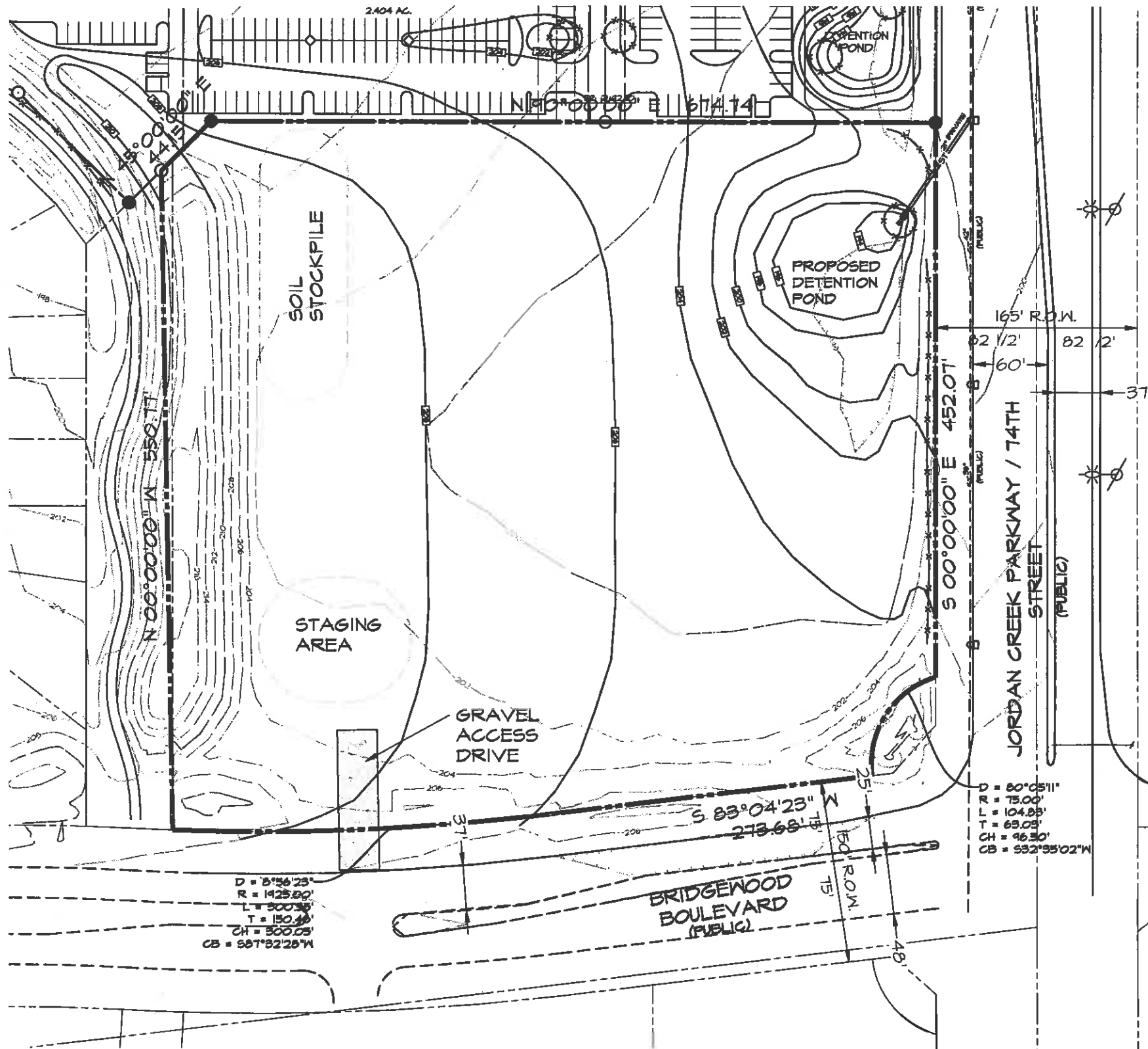
BENCHMARK #14 - SOUTHEAST CORNER OF E.P. TRUE PARKWAY AND 61ST STREET AT THE NORTHEAST CORNER OF THE SIDEWALK JUNCTION, 5 FEET EAST OF NORTH-SOUTH SIDEWALK, 5 FEET NORTH OF EAST-NORTH SIDEWALK, 34 FEET SOUTH OF BACK OF CURB, STANDARD BENCHMARK.

ELEVATION = 210.05'

### TEMPORARY SEDIMENT BASIN DETAIL



SCALE: 1"=50'



### OWNER/DEVELOPER

BRIDGEWOOD COMMERCIAL LLC  
12055 University Ave, Suite 101  
CLIVE, IA 50325

### COMPREHENSIVE PLAN

EXISTING: SUPPORT COMMERCIAL  
PROPOSED: SUPPORT COMMERCIAL

### ZONING

EXISTING: BRIDGEWOOD FIDE (UNDERLYING ZONING DESIGNATION - SINGLE FAMILY)  
PROPOSED: BRIDGEWOOD FIDE (UNDERLYING ZONING DESIGNATION - SINGLE FAMILY)

### LEGAL DESCRIPTION

LOT 33, BRIDGEWOOD FLAT 1, AN OFFICIAL FLAT, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, INCLUDING 7.44 ACRES MORE OR LESS.

BRIDGEWOOD FLAT 1, LOT 33  
WEST DES MOINES, IOWA

GRADING PLAN

SHEET  
OF 1

A-1649

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

